

REFERENCE 4-D

Shared Drainage Facility Maintenance Responsibility Guidelines

Shared facilities are flow control, conveyance, and/or water quality facilities designed and constructed in accordance with the provisions contained in the 2005 SWDM and which serve more than one project. By this we mean that the facility serves more than one residential subdivision, commercial parcel, or public site, or it serves a mix of developed land uses (e.g., residential, commercial, public, etc.).

Shared facility policies are contained in the Surface Water Design Manual (SWDM) and K.C.C. 9.04.050. Core Requirement #6 states that "King County may assume maintenance of such facilities serving any mix of developments as part of a shared facilities plan."

Shared facilities must have a plan or agreement which is reviewed and approved by King County. The plan may be developed through the Master Drainage Plan process, or through the plat screening or commercial permit process. WLRD assists in the review of shared facility proposals within the existing support framework in the Adjustment and MDP programs, particularly regarding maintenance issues.

Guidelines for assigning maintenance responsibility

1. King County will maintain shared facilities that serve any mix of developed land uses when no more than one-half of the developed contributing area served is on a single commercial/industrial/multifamily parcel and when two such parcels (or portions thereof) individually comprise no more than one-third of the developed contributing areas served.
2. King County will not maintain shared facilities where two-thirds or more of the developed contributing area served by the facility is on a single commercial/industrial/multifamily parcel.
3. If more than one-half but less than two-thirds of the developed contributing area served by a shared facility is on a single commercial/industrial/multifamily parcel and there is not another such parcel (or portion thereof) that comprises more than one-third of the developed contributing area served, then the owner of the single parcel will maintain the facility unless King County WLRD agrees to accept maintenance based on its determination of a favorable cost versus benefit of doing so.
4. If there are two commercial/industrial/multifamily parcels which individually are more than one-third of the developed contributing area served by a shared facility, then the shared facility will be jointly maintained by the two parcel owners unless King County WLRD agrees to accept maintenance based on its determination of a favorable cost versus benefit of doing so.
5. King County may elect to maintain shared facilities where there are unusual circumstances such as where shared facilities are located off and not adjacent to the sites they serve.

Facilities that are privately maintained must be located on the parcel which has responsibility for maintenance or in a tract or easement dedicated to the parcel(s) that have maintenance responsibility. If King County accepts responsibility for maintenance, the facility must be located in a tract or easement dedicated to King County as specified in Core Requirement #6.